

004.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

1,006,600 / 1,006,600

USE VALUE:

1,006,600 / 1,006,600

ASSESSED:

1,006,600 / 1,006,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64-66		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEE JOSHUA J &	
Owner 2: KIM WON KYUNG	
Owner 3:	

Street 1: 64-66 MILTON STREET
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BALURDI ARNALDO-ETAL -
Owner 2: BALURDI ROSEMARY -

Street 1: 64 MILTON STREET

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	546,700	5,100	454,800	1,006,600		4453
							GIS Ref
							GIS Ref
							Insp Date
							07/18/16

Total Card	0.114	546,700	5,100	454,800	1,006,600	Entered Lot Size
Total Parcel	0.114	546,700	5,100	454,800	1,006,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	388.35	/Parcel: 388.3	Land Unit Type:

Parcel ID 004.0-0007-0003.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,800	5100	4,950.	454,800	1,006,700	1,006,700	Year End Roll	12/18/2019
2019	104	FV	403,300	5100	4,950.	483,200	891,600	891,600	Year End Roll	1/3/2019
2018	104	FV	403,300	5100	4,950.	352,500	760,900	760,900	Year End Roll	12/20/2017
2017	104	FV	314,800	5100	4,950.	307,000	626,900	626,900	Year End Roll	1/3/2017
2016	104	FV	314,800	5100	4,950.	261,500	581,400	581,400	Year End	1/4/2016
2015	104	FV	279,700	5100	4,950.	255,800	540,600	540,600	Year End Roll	12/11/2014
2014	104	FV	279,700	5100	4,950.	210,300	495,100	495,100	Year End Roll	12/16/2013
2013	104	FV	291,300	5100	4,950.	200,100	496,500	496,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALURDI ARNALDO	68622-148		12/19/2016		925,000	No	No		
WATERS JOSEPH	24328-341		3/4/1994		101,000	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/22/2015	1397	Porch	28,000	9/22/2015				Demo existing two	3/29/2017	SQ Returned	MM	Mary M											
									7/18/2016	Meas/Inspect	DGM	D Mann											
									7/18/2016	Permit Visit	DGM	D Mann											
									4/4/2009	Meas/Inspect	372	PATRIOT											
									9/21/1999	Meas/Inspect	256	PATRIOT											
									10/1/1981		MS												

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 3	Rating: Average									6	5	EFP	2							
Foundation: 2 - Conc. Block				A Bath:	Rating:									16	EFP	24								
Frame: 1 - Wood				3/4 Bath:	Rating:									20										
Prime Wall: 4 - Vinyl				A 3QBth:	Rating:									UAT										
Sec Wall: %				A HBth:	Rating:									SFL										
Roof Struct: 1 - Gable				OthrFix:	Rating:									FFL										
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1								BMT								
Color: BLUE				Kits: 2	Rating: Average									44										
View / Desir:				A Kits:	Rating:									12	SFL									
				Frl:	Rating:									7	FFL									
				WSFlue:	Rating:									1	SFL									
				GENERAL INFORMATION				Total Units: 11								12	FFL							
Grade: C - Average				Location:				RMS: 11								12	BMT	12	8					
Year Blt: 1925				Total Units: 11				BRs: 4								15								
Eff Yr Blt:				Floor:				Baths: 3								3	6	OPF						
Alt LUC:				% Own:				HB: 1								6	OPF							
Jurisdct: G18				Name:																				
Const Mod:																								
Lump Sum Adj:																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:				No Unit				RMS	BRs	FL								
Prim Int Wall: 2 - Plaster				Functional:	%	Interior:				1				5	2	1								
Sec Int Wall: %				Economic:	%	Additions:				1				6	2	2								
Partition: T - Typical				Special:	%	Kitchen:																		
Prim Floors: 4 - Carpet				Override:	%	Baths:																		
Sec Floors: 3 - Hardwood				Total:	18.6 %	Plumbing:																		
Bsmnt Flr: 12 - Concrete								Electric:																
Subfloor:								Heating:																
Bsmnt Gar:								General:																
Electric: 3 - Typical								Totals				2				11	4							
Insulation: 2 - Typical																								
Int vs Ext: S																								
Heat Fuel: 1 - Oil																								
Heat Type: 3 - Forced H/W																								
# Heat Sys: 2																								
% Heated: 100				% AC:																				
Solar HW: NO				Central Vac: NO																				
% Com Wall				% Sprinkled:																				
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 004.0-0007-0003.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100		5,100							
1	Metal Shed	D	Y	1	10X9	A	AV	2004	0.00	T	12	104												
More: N				Total Yard Items: 5,100				Total Special Features:								Total:	5,100							